

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

January 23, 2014

Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton  
Senior Planner

c: Mayor's Office  
File  
Enclosur

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the January 16, 2014 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Renewal of contract for professional stenographic services - **Adopted**
7. Renewal of legal services contract - **Adopted**
8. Case: Z13-028  
Applicant: 367 Third Street, LLC  
Address: 367 Third Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11009 Lot: 6  
Zone: R-1 One and Two Family Housing District  
For: Construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).  
“d” Variance: Use, Height  
“c” Variance: Minimum drive aisle width  
**Decision: Adjourned to February 20, 2014**
9. Case: Z13-038  
Applicant: BGT Enterprises, LLC  
Address: 129 Brunswick Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11009 Lot: 10  
Zone: R-1 One and Two Family Housing District  
For: Construction of a 4-story, 7 residential unit building  
“d” Variance: Use, Height  
“c” Variance: Lot area, lot depth  
**Decision: Adjourned to February 20, 2014**
10. Case: Z13-013  
Applicant: Robert O’Neill  
Address: 415 Monmouth Street  
Attorney: Rita McKenna, Esq  
Block: 9902 Lot: 18  
Zone: NC – Neighborhood Commercial  
For: The conversion of a 3-story mixed use building to a single family residence with no commercial on the ground floor  
“d” Variance: Use  
**Decision: Approved as per staff conditions to use ground floor as work/live unit**
11. Case: Z13-002  
Applicant: Daniel Bailey  
Address: 286 Fifth Street  
Attorney: Rita McKenna, Esq  
Block: 11212 Lot: 13  
Zone: Harsimus Cove Historic District  
For: Construct a 16 ft long 3-story rear addition to the front building. Reducing the length of the rear yard garage by 9 ft, and construct an additional story on the garage building.  
“c” Variance: Maximum building coverage, Maximum height for accessory structure, Parking  
**Decision: Approved with Conditions**
12. **MEMORIALIZATION OF RESOLUTION**
  - (1) Resolution of the Jersey City Zoning Board of Adjustment Approving ‘d’ variance # Z13-023 submitted by Junction Holding Company, LLC (475 Communipaw Ave.) B: 17206 Lot: 12
  - (2) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” variance # Z13-018 submitted by Nadeem Akhtar (97 Clifton Pl.) B: 15302 Lot: 3
  - (3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan w/ “d” variance #Z13-004 submitted by New Cingular Wireless PCS, LLC (238 Fifth Street.) B: 11204 Lot: 9
  - (4) Resolution of the Zoning Board of Adjustment authorizing and approving appointment of Legal Counsel commencing on January 2, 2014 and terminating on July 2, 2014.
  - (5) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting for the period from 12:01 a.m., January 1, 2014 until 11:59 p.m., December 31, 2014

**Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON**